

## HISTORIC DESIGN REVIEW (HPZ or HL) FACT SHEET

**Introduction** – Historic design review is required for all projects involving exterior changes (front, side or rear) to properties with Historic Preservation Zone (HPZ) or Historic Landmark (HL) zoning. This review is intended to ensure that any changes are compatible with the historic character of the property and/or surrounding historic district.

**Design Review Process Overview** – Permits for exterior work within HPZ or HL properties will not be issued without an approval letter from the Director of Planning and Development Services (PDSD). Work that does not require a permit, but that will alter the appearance of a property, also requires an approval letter from the PDSD Director. Historic design review is intended to be conducted early in the planning process, prior to the completion of final project plans. Only exterior drawings and photographs are required at this stage. Allow for review time of up to 45 working days for Minor review or up to 60 working days for Full review.

All projects are required to follow the city's HPZ process outlined in the Unified Development Code (UDC), Section 5.8. Projects are also evaluated using applicable historic design guidelines for the HPZ or HL to determine the project's effect on the historic character of the property and/or district.

**Pre-Application Meeting** – In order to obtain a historic review, contact PDSD staff to schedule a pre-application meeting with one of the historic preservation planners. At this meeting, the planner will discuss the proposed project with you, explain the historic design review process, provide instructions for filing an application, and inform you of any necessary submittal materials. Applicants are encouraged to ask questions about design, materials, placement or other details with the goal of meeting all UDC requirements for historic properties. At this meeting the planner will also determine whether your project requires a Full or Minor historic design review.

**Minor HPZ Review** - A Minor HPZ review is conducted for projects such as electrical box repairs/upgrades, solar panels, walls, fences, gates and window and door repair/restoration work (UDC Section 8.8.8.C). Your historic preservation planner will organize a meeting with a member of the Tucson-Pima County Historic Plans Review Subcommittee and a member from the applicable Historic Preservation Zone Advisory Board (if applicable). A review is conducted on-site with the applicant present, and recommendations are forwarded to the PDSD Director. The Director issues a decision letter to the applicant in approval or denial of the project. Total fees for this process are \$126.50.

**Full HPZ Review** - A Full HPZ Review is required for grading or erection of a new structure, construction or enlargement of a parking lot, and any alteration involving the modification, addition, or moving of any part of the existing structure (including signs) that would affect the exterior appearance (UDC Section 5.8.8.B). Full review requires that the applicant attend a meeting with the appropriate Historic Preservation Zone Association Advisory Board and present the proposal. The applicant then attends a second meeting to present the case to the Tucson-Pima County Historical Commission Plans Review Subcommittee. Recommendations from both review boards are then forwarded to the PDSD Director for consideration and decision. Total fees for this process are \$192.50.

**Resident Artisans Retail in HPZ's** - Retail sales by resident artisans may be permitted notwithstanding limitations of the underlying zoning standards. A proposed resident artisan use is reviewed and considered for approval in accordance with Section 3.3.4, 50' Notice Procedure. A resident artisan use may be allowed as an accessory use to a principal residential in accordance with the following standards listed in UDC Section 5.8.4.B. Total fees for this process are \$99.50.

#### TIPS FOR HISTORIC DESIGN REVIEW APPLICANTS:

1. Review all applicable historic design standards in UDC 5.8 and TSM 9-02 prior to submitting an application.

https://www.tucsonaz.gov/pdsd/all-codes-plans-determinations

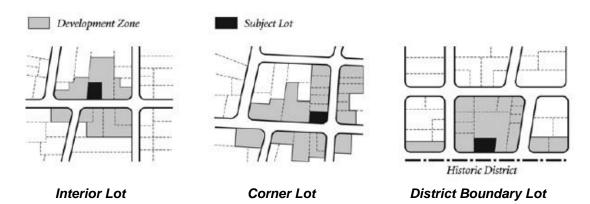
Review all Design Guidelines for the applicable Historic Preservation Zone.

https://www.tucsonaz.gov/preservation/city-historic-designations-and-design-review

3. Review the Secretary of Interior Standards for Rehabilitation of Historic Buildings (for modifications or additions to historic buildings).

https://www.nps.gov/tps/standards/rehabilitation.htm

- 4. Ask about Historic Advisory Board or Plans Review Subcommittee courtesy reviews for projects prior to submission of a permit application.
- 5. Submit plans as hard copies and digital (PDF) files.
- 6. Know your Development Zone.



- Prepare to explain how the proposed construction is compatible with contributing properties
  within the Development Zone in regards to the Design Standards listed below. Provide
  addresses, measurements (i.e. dimensions of buildings, setbacks,) and photos of precedent
  contributing structures.
  - Building Height Compatibility
  - Building Form
  - Setbacks
  - Rhythm
  - Proportion
  - Color
  - Roof Type

- Landscaping
- Surface Texture
- Enclosures
- Site Utilization
- Utilities
- Projections and Recessions
- Details



#### HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: 8/11/2020		PDSD Activity Number	DP20-0046
		HPZ Case Number	<b></b>
Property Development Name:	419 Quadplex		
Property Address:	419 S. 5th Ave.		
Pima County Assessor Parcel	Number(s): 117-20-0230	)	
HPZ: ☑ Armory Park □	Barrio Historico 🔲 El Pre	esidio	West University
Applicant Name: Gabriel Varg	jas	☐ Owner ☑ Archite	ct/Designer
Applicant Address: 2536 E. 6	th St		
City/State/Zip: Tucson, Arizo	na 85716		
Phone: 520.204.2162	Email: gabrie	el@ggvdesigns.com	
Property Owner Name: Alex I	_ee		
Property Owner Phone: 520-	603-2252		
Property Owner Email: alex.	d.lee63@gmail.com		
Description of Use (if Resident	Artisan): Apartments		
Signature of Owner:	124		- t
Signature of Applicant (if not own	er):	May 2500 approved	1
PROPOSED NEW CONSTRUCT	TION or ALTERATION		

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

The project consists of remodeling the primary structure to accommodate four (4), two-bedroom units. The intent of this submittal is to comply with condition #1 stipulated in the approval letter for case HPZ-19-22, to address modifications done to the primary structures that did not conform with UDC 3.3.7. or relevant procedures of the

time, and to abide to the UDC zoning code.

# CITY OF TUCSON

#### HISTORIC PRESERVATION REVIEW APPLICATION

#### Site Plan and Elevations

- Plans must be dated.
- Include the proposed layout of all structures and other improvements including: driveway, pedestrian ways, existing landscape features, proposed landscape areas, walls and fences, offstreet parking and loading areas.
- Indicate the location of property lines, public right-of-ways, property entrances and exits, direction
  of traffic flow in and out of the off-street parking and loading areas, location of each parking
  space, each loading berth, and areas for turning and maneuvering vehicles.
- Plans and elevations must be drawn or sketched to scale with relevant dimensions labeled.
- Include specifications as to type, color and texture of exterior of proposed structures.
- Interior floor plans are not required for historic design review unless they show features that will be visible from the exterior.

#### **Development Zone**

• On aerial photograph, label subject parcel and all outline all parcels within development zone.

#### **Signs**

• Include a sign plan, drawn to scale showing the location, size design, materials, color, lettering and methods of attachment and illumination.

All projects must <u>FIRST</u> be submitted for site review at the PDSD, 1<sup>st</sup> floor Zoning Review counter, 201 North Stone Avenue (791-5550). PDSD staff will review the application and identify all portions of the UDC with which compliance is required. The applicant will be provided with a written report identifying any additional requirements.

If historic design review is required, contact Lead Planner Michael Taku (520-837-4963) to initiate the process.

I HAVE RECEIVED	ALL REL	ATED DOC	UMENTA	TION TO THIS	"HISTOF	RIC PRES	SERVATION	ZONE"
APPLICATION, SE	C 5.8 OF	THE CITY	OF TUCS	SON UNIFIED	<b>DEVELO</b>	PMENT C	CODE, TECH	INICAL
STANDARD 9-02	0.0 AND	DESIGN	<b>REVIEW</b>	<b>GUIDELINES</b>	FOR T	HE HPZ	TO WHICH	H THIS
<b>APPLICATION APP</b>	LIES.							
	1 ,							

Applicant:	Shi Dayas	Date:	8/11/2020
• •			

### **HPZ Application Cover Sheet and Checklist**

Planning & Development Services Department, City of Tucson

HPZ Case No.				_ Date Accepted:	
Activity No.		_ Site Address:			
HPZ: Armo	ry Park 🔲 I	Barrio Historico	☐ El Presidio	☐ Fort Lowell	☐ West University
Historic Status:	Contribut	ing Non-C	ontributing	Vacant	
Applicant Name	e:		Owner [	Architect/Designer	Other:
Owner (if differen	ent):				
Brief Description	on of Proposed V	Vork:			
Type of Review	:	☐ Minor ☐ I	Rio Nuevo Area	☐ Infill Incentive Dist	rict
Development Z	one: 🗌 Interio	or Lot	ner Lot 🔲 His	toric District Boundary	Lot
HZAB and/or PR HZAB Review Da PRS Review Da	ate(s):	` '	or to application subr		□No
FNO Neview Da					
Minor	Major	Required Materia	als		
		Fee			
		•	gned HPZ Application		
				g comments as issued	
				, color and texture of p	
	П			ite 8½" x 11" pages, oι	utlining scope of work
			guidelines in UDC 5		
	<u> </u>	Dated site plan ar	nd elevations, large :	size, drawn to scale ar	nd folded to city standard*
3 hard copies & 1 PDF	☐ 10 hard copies & ☐ 1 PDF	Dated site plan ar	nd elevations (same	as above) at 11" x 17"	
1 hard copy	10 hard copies	Aerial photograph	* of property with de	evelopment zone draw	n and labeled, printed on
&	&				ent zone must be shown
1 PDF	1 PDF	and labeled to inc	licate contributing/no	on-contributing historic	status.
			Property Inventory Fo		
			he project site and s		
				north, south, east, wes	
*All photographs  Artisan HPZ R		nd at least 4" x 6" in s	ize with the address a	nd captions explaining re	levance to project.
50' Notice	e Procedure				
☐ Fee for N	lotice Procedure				

Permit: DP20-0046 Parcel: 117070230

Addresses: 419 S 5TH AV

#### Review Status: Completed

#### **Review Details**



This standard has been prepared for the purpose of informing applicants of the submittal and review requirements for minor changes to existing commercial sites to assure proper and adequate information is presented in a consistent manner, thereby providing the basis for an efficient and timely review. The minor revisions to existing commercial sites are prepared in support of applications for building permits and related

reviews.

The information that is requested establishes the basis upon which the project will be approved and could affect what is required of the property in the future, should there be a proposal for expansion or for a different use of the property. This standard does not waive any applicable city regulations or codes. Applicability

This standard shall be used for minor changes to existing commercial sites such as but not limited to; expansions less than 25%, in square footage of land area, floor area, lot coverage, or vehicular use area, modification to accessible vehicle parking, parking area restripe, etc. Applicability is to be determined by Zoning and/or Engineering review staff.

APPLICATION SUBMITTAL REQUIREMENTS
Development Package applications are available from PDSD. Completed applications and accompanying materials shall be submitted to PDSD. Incomplete or inaccurate applications will not be accepted. The types of documents and the specific number of copies required of each of the documents are on the PDSD website or may be obtained from PDSD. Resubmittals of development packages require a comment response letter that details how all previous comments have been addressed. Provide the same number of copies of the comment response letter as plans provided.

1. COMMENT: Zoning cannot approval site until approval from HPZ and landscape reviewer.

If you have any questions about this transmittal, Contact Steve Shields by email Steve.Shield@tucsonaz.gov or phone (520)837-4956 RESUBMITTAL OF THE FOLLOWING IS REQUIRED: as noted above

8/11/2020 FRANK PODGORSKI

HPZ ADVISORY HPZ BOARD ADVISORY

Reqs Change To Applicant: Please submit for the Historic review of this proposed work. The only work that has been approved thus far is the demo of the rear detached building.

Task End Re Date Na	eviewer's ame	Type of Review	Description	Status	Comment
			BOARD DATE		Submit the Historic Application with the associated documents so they can be docketed.
					Jodie Brown, AICP, Historic Preservation Officer City of Tucson email: Jodie.Brown@TucsonAz.gov office: (520) 837-6968
					DATE: Aug. 11, 2020
					RETURNED FOR CORRECTIONS NOTICE Your Next Steps: Resubmittal of documents
					DESCRIPTION: SITE/GRADING/ HPZ - Lee Residence. Parking lot, sidewalk, screen wall, gate. PERMIT/ACTIVITY: DP20-0046 FEE BALANCE: \$0 (zero) Thank you for the payment.
8/11/2020SB		ZONING- DECISION LETTER	REVIEW	Reqs Change	SEE REVIEW COMMENTS and your submitted documents on PRO: www.tucsonaz.gov/pro (If information is not available, check back later after data transfers to PRO.) - Home page, Activity Search, enter the Activity/Permit Number - Permits - click on blue tab - Reviews - click on Review Details - Documents - click on View to the right of each document
					YOUR NEXT STEP: Submit documents to the Filedrop https://www.tucsonaz.gov/file-upload-pdsd 1) Comment Response Letter (your response to the reviewer's Requires Change comments) 2) Plan Set (all pages, full set, even if no changes were made) 3) Any other documents requested by review staff
					- Name the 4th submittal documents starting with the submittal number, for example: 4_Plan_Set
					FOR FASTER PROCESSING: When on the Filedrop page, select the box "Development Package or Land Division". This

# Task End Reviewer's Type of Date Name Review

#### **Description Status**

applies to all DP submittals, DP resubmittals, and DP revisions - and all Land Splits.
(For Building Permits, continue to select "Resubmittals/Revisions...".)

Thank you. Sharon Beasley, Permit Specialist

Comment

City of Tucson Planning and Development Services email: COTDSDPermits@TucsonAz.gov

## **GGV**Designs PLLC

520.204.2162 | 2536 E. 6<sup>th</sup> Street; Tucson, Az 85716 Gabriel@ggvdesigns.com

08/11/2020

#### From:

Gabriel Vargas, PM GGV Designs, PLLC

#### Project:

DP20-0046 + HPZ-19-72 Historical Review Continuation 419 S. 5th Ave Tucson, Arizona

#### **Project Description and Applicants Request:**

The project consists of remodeling the primary structure to accommodate four (4), two-bedroom units. The intent of this submittal is to comply with condition #1 stipulated in the approval letter for case HPZ-19-22, to address modifications done to the primary structures that did not conform with UDC 3.3.7. or relevant procedures of the time, and to abide to the UDC zoning code.

#### HPZ 19-72 Lee Residence decision letter:

The demolition of the noncontributing structure located at the north east end has been approved per the decision letter dated November 22, 2019. Condition #1 stipulates: *A redevelopment package for the entire property shall be reviewed and approved prior to the demolition.* Enclosed with this submittal is Development Package DP20-0046, along with a copy of the HPZ 19-72.



#### DP20-0046:

The development plan has been submitted to accommodate vehicular parking in the east end of the property, along with landscaping, site wall / screening, pedestrian circulation, and bicycle parking.

## **GGV**Designs PLLC

520.204.2162 | 2536 E. 6<sup>th</sup> Street; Tucson, Az 85716 Gabriel@ggvdesigns.com

#### Addressing Non-conforming modifications:

There are currently some additions done to the original structure that have no permit records. The work done does not comply with HPZ requirements and the owner would like to address these items. The items are as follows:

- Remove all plumbing and electrical conduits at the exterior of the structure.
- Remove enclosure from the east porch. We believe that the original columns and possibly the wood milled guard rail is embedded in the walls of the porch enclosure.
- Remove the attic access door and steps at the east gable end. We believe this was originally a vent opening that was modified to serve as an additional rental unit.
- Remove existing roof mounted AC units, and platform
- Remove the door at the north that was modified and replace masonry sill and window as original.
- Please refer to enclosed elevations and photos.

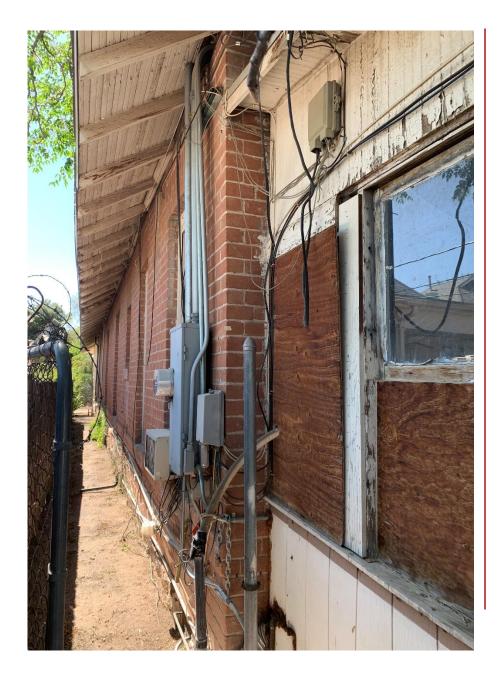


#### **EAST ELEVATION**

The east elevation picture shows the roof top ac units to be removed, t1-11 siding of porch enclosure, door and steps at attic, and miscellaneous ducting, and conduits proposed to be removed.

The wood fence at the north is proposed to be removed as well, refer to redevelopment drawings.

**GGV**Designs PLLC 520.204.2162 | 2536 E. 6<sup>th</sup> Street; Tucson, Az 85716 Gabriel@ggvdesigns.com



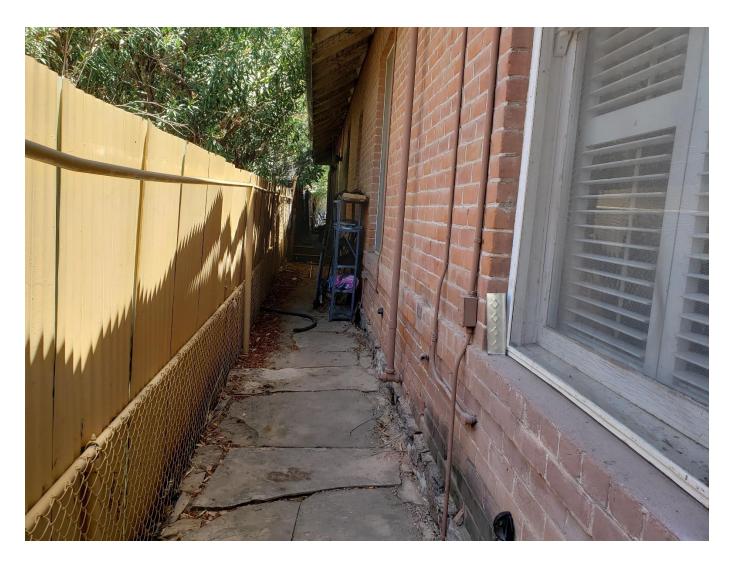
#### **SOUTH ELEVATION**

The south elevation picture shows the electrical switch gear, with electrical conduit and loose wire distributions that are proposed to be removed. All new electrical distributions are to be interior. The new meter is proposed as a multimeter configuration to match the scale and size shown on the elevations. The t1-11 siding and nonconforming window is proposed to be removed. The window mounted ac unit is also to me removed. The existing hung windows are to be refurbished by painting and improving operation.

The bottom of the deck is to be cleaned and painted

# **GGV**Designs PLLC 520.204.2162 | 2536 E. 6<sup>th</sup> Street; Tucson, Az 85716

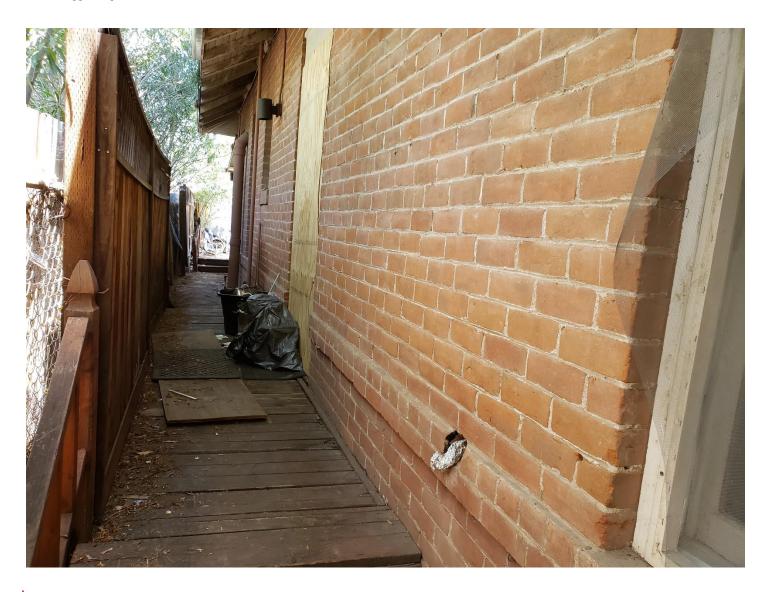
Gabriel@ggvdesigns.com



#### **NORTH ELEVATION WEST END**

The north elevation picture shows a miscellaneous conduit, wall sconces and vents that are proposed to be removed. North fence to be removed and replaced with a masonry wall. The wall is to continue screening, mitigate possible noise and enhance privacy to the neighboring property. We are also proposing to remove the stone walkway to comply with accessibility requirements, and pedestrian circulation / accessibility to public transportation.

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#### **NORTH ELEVATION EAST END**

The north elevation picture shows a wood deck that was set in place for a door opening that was created from an original window opening. We are proposing to remove the door, infill the masonry to sill height and add a custom window to match the existing windows. The owner is to fabricate these windows using reclaimed wood found on site that may have been from the original structure.

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## **WEST ELEVATION**

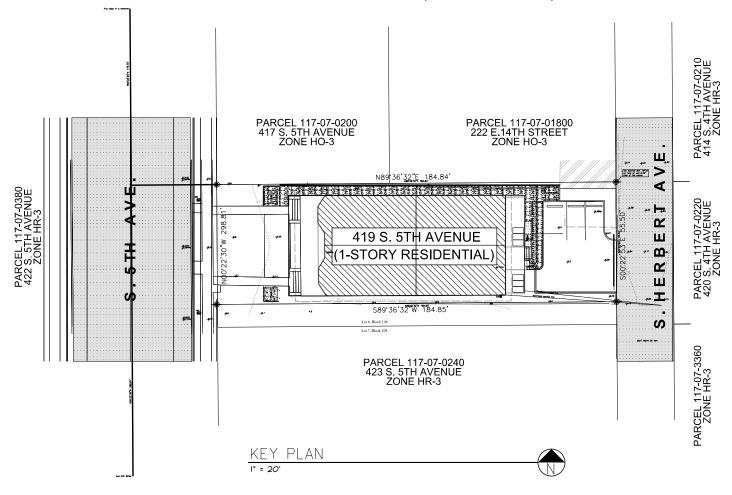
No change proposed to the west end besides paint and cleaning. Vegetation at street view is to be cleaned, removing oleanders and some vegetation that visually disrupts the façade.

#### DEVELOPMENT PLAN GENERAL NOTES

- THE EXISTING ZONING IS: HR-3
- 2. GROSS AREA: 10,049 SF OR 0.23 AC
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON NOW AND IN THE FUTURE BY REASON OF ELOODING ELOWAGE EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- 4. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- 5. ANY DRAINAGE IMPROVEMENTS WITHIN AND ADJACENT TO THIS DEVELOPMENT SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF TUCSON TECHNICAL STANDARDS MANUAL AND THE PIMA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS.
- 6. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH TECHNICAL STANDARD SECTION IO-01.0.0.
- 7. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- 8. EACH HANDICAP PARKING SPACE WILL HAVE:
- A. PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222.
- THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND MAXIMUM GRADE IN DISABLED SPACE AND ACCESS AISLE IS 2%.
- VAN ACCESSIBLE SPACES SHALL HAVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE DISABLED PARKING SIGN
- E. ALL ACCESSIBILITY REQUIREMENTS SHALL BE AS PER THE 2010 ADASAD. THE BOTTOM OF SIGN SHALL MEASURE SEVEN (7) FEET ABOVE GRADE.
- 9. THIS APPROVED GRADING AND PAVING PLAN CONTAINED WITHIN THIS DEVELOPMENT PACKAGE FOR THIS PROJECT IS THE ONLY ACCEPTABLE CONSTRUCTION PLAN ONSITE. THE CONTRACTOR MAY NOT USE ANY OTHER PLANS, SUCH AS THE APPROVED DEVELOPMENT PLAN SHEETS, WITHIN THIS PACKAGE FOR CONSTRUCTION PURPOSES. THE CONTRACTOR MAY ASK THE COT DEVELOPMENT SERVICES INSPECTOR TO CONSULT WITH OTHER APPROVED PLANS FOR ADDITIONAL INFORMATION OR DETAILS THAT MIGHT NOT BE INCLUDED ON THESE APPROVED GRADING AND PAVING PLANS BUT IS NEEDED

# LEE RESIDENCE SITE IMPROVEMENT **PLANS**

## 419 S. 5TH AVENUE, TUCSON, AZ

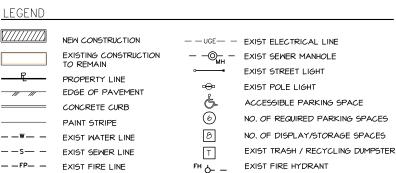


#### EARTHWORK QUANTITIES:

O CY O CY FILL: EXPORT: O CY

NOTE: FARTHWORK QUANTITIES ARE ESTIMATED FOR PERMITTING PURPOSES ONLY AND ARE NOT USED FOR PAYMENT QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITES. THE LIMIT OF DISTURBANCE IS: THE PROJECT BOUNDARY

THE AREA OF DISTURBANCE IS: 0.06 AC



 $\square_{\mathsf{JB}}$ 

EXIST ELEC JUNCTION BOX

#### DEVELOPMENT DATA

PARKING AREA

LOT COVERAGE = 6.843.1 SF/10.049 SF = 68.1% (<10%)

TOTAL AREA

OWNER	ALEXANDER LEE	PARKING		
		RESIDENCE - 4 @ 2BR UNIT	S @ 2 SP/UNIT	8
ADDRESS	419 S. 5TH AVENUE			
	TUCSON, AZ 85701	PROVIDED PARKING SPACE	ES	
		ONSITE		3
ZONING	HR-3 RESIDENTIAL	TOTAL PROVIDED SPACES		3
USE	MULTI-FAMILY RESIDENTIAL (UDC USE-SPECIFIC STANDARD 4.9.7.B.6)			
SITE AREA	10,049 SF OR 0.23 ACRES		REQUIRED	PROVIDED
	•	ACCESSIBLE	1	1
TYPE OF	EXISTING STRUCTURE			
CONSTRUCTION	SITE PARKING IMPROVEMENTS			
		BICYCLE PARKING		
LOT COVERAGE CALCULATION		SHORT-TERM	2	6
		LONG-TERM	2	6
AREA OF IMPROVEMENTS HOUSE SIDEWALK (EXISTING & PROF	3,998.2 SF OSED) 1,304.1 SF			



#### OWNER

ALEXANDER LEE 419 S. 5TH AVENUE TUCSON AZ 85701 (520) 603-2252 ALEX.D.LEE63@GMAIL.COM

#### DEVELOPER

ALEXANDER LEE 419 S. 5TH AVENUE TUCSON A7 85701 (520) 603-2252 ALEXID J FF63@GMAIL COM

#### ARCHITEC<sup>\*</sup>

GGV DESIGNS, LLC 2536 E. 6TH ATREET TUCSON, ARIZONA 85716 (520) 204-2162 GABRIEL VARGAS, AIA (ARCHITECT) GABRIEL@GGVDESIGNS.COM

#### CIVIL ENGINEER

CIVIL DESIGN GROUP, PLC 61117 E SPARKLE SPUR PLACE TUCSON, ARIZONA 85739 520-230-0086 KEVIN PERKO, PE (CIVIL ENGINEER) PERKO.KEVIN@GMAIL.COM

#### INDEX OF DRAWINGS

#### SHEET NO.

COVER SHEET & SHEET INDEX GRADING & PAVING PLAN HORIZONTAL CONTROL

LANDSCAPE PLAN, NOTES + DETAILS LSI

#### LEGAL DESCRIPTION

LOT 14 OF BLOCK 108 AS RECORDED IN BOOK 3 PAGE TO MAPS & PLATS, IN THE OFFICE OF THE COUNTY RECORDER, PIMA COUNTY, ARIZONA,

#### BASIS OF BEARING

TRUE NORTH FROM GPS OBSERVATIONS, BEARING OF N 00°22'30" W FOR THE CENTERLINE OF 5TH AVENUE.

#### BASIS OF ELEVATION

NAV88 ELEVATION 2407.59 FEET ON THE X ON THE TOP OF CURB AT THE EAST CURB RETURN AT THE NORTHWEST CORNER OF 4TH AVENUE AND 15TH STREET, PER COT FB 1989X, PAGE 4.



HDZ19-72 SITE ADDRESS 419 S. 5TH AVENUE TUCSON, ARIZONA 85701



AVENU 王  $\Omega$  $\alpha$  $\bigcirc$  $\Box$ 0 4

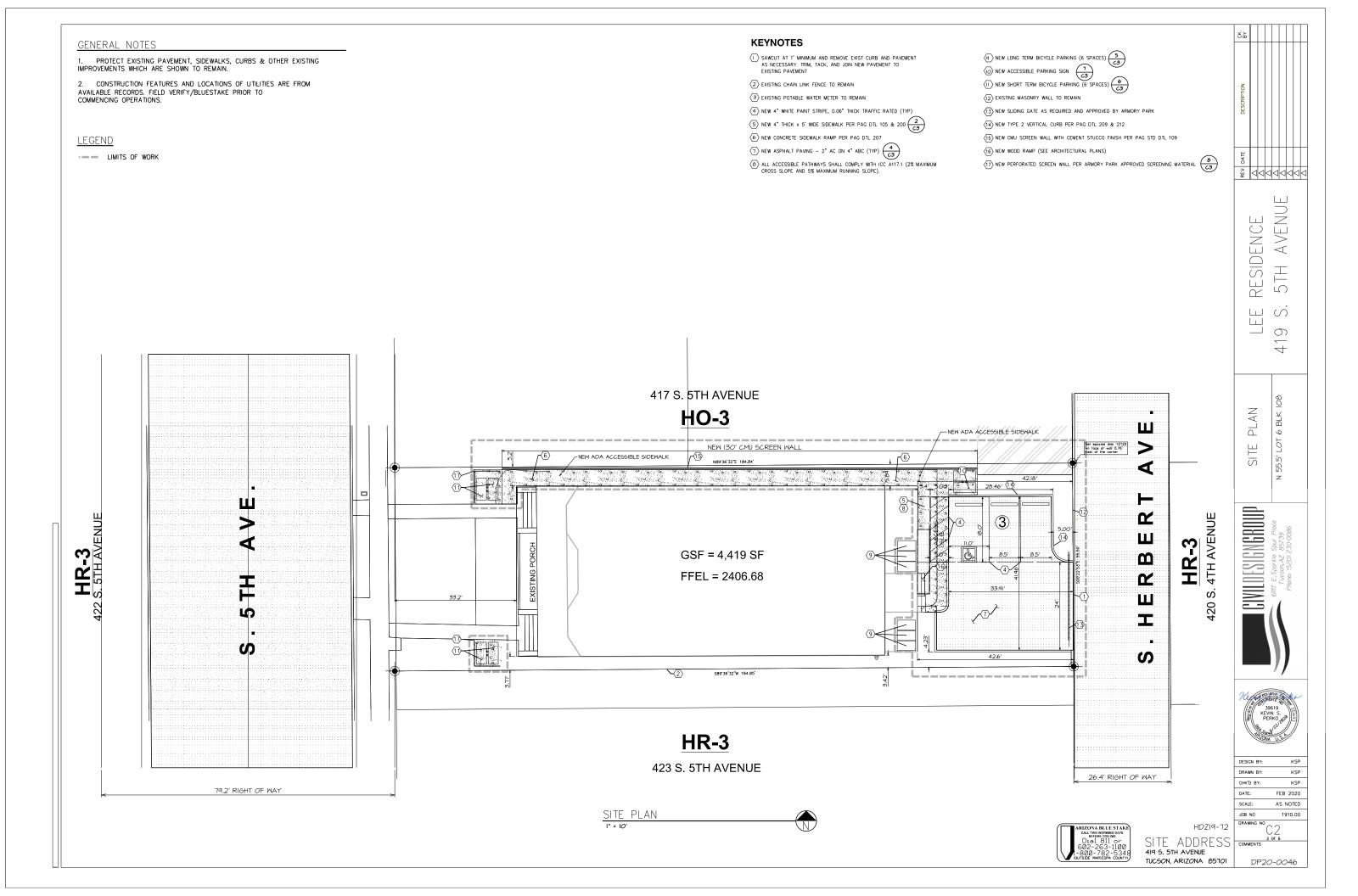
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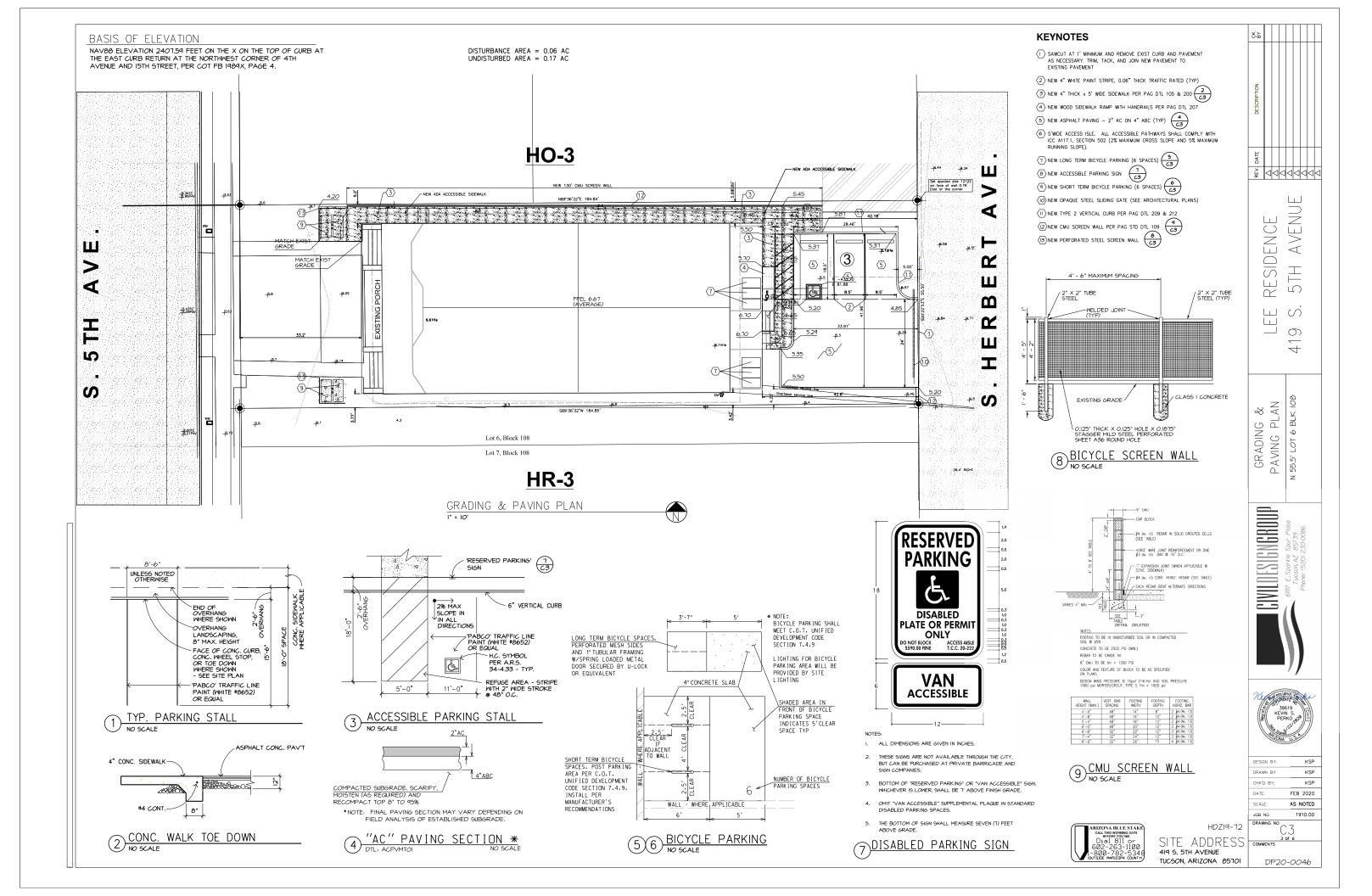


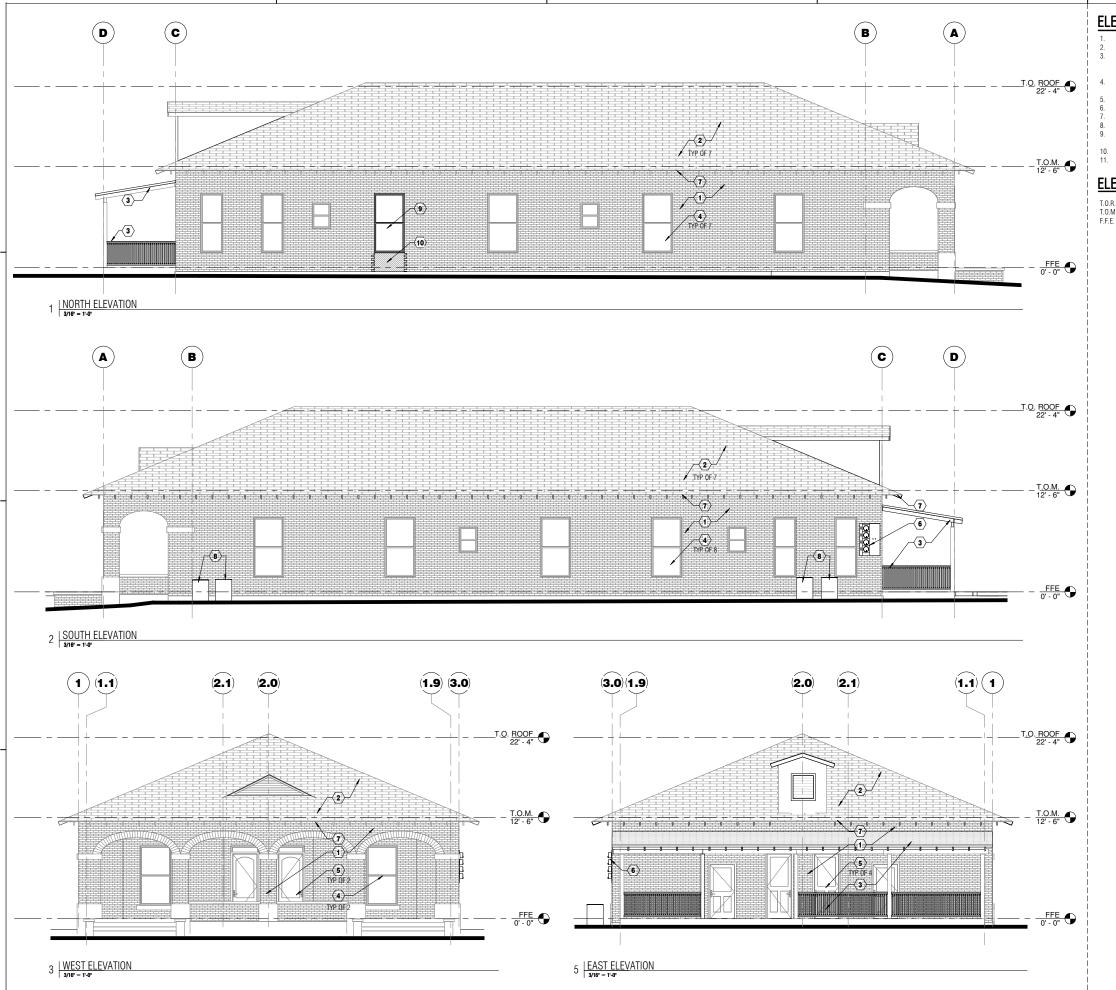


DESIGN BY:	KSP
DRAWN BY:	KSP
CHK'D BY:	KSP
DATE:	FEB 2020
SCALE:	AS NOTED
JOB NO	1910.00
DRAWING NO	C1
COMMENTS	

DP20-0046







#### **ELEVATION KEYNOTES**

- EXISTING MASONRY WALL TO REMAIN
- EXISTING ROOF TO REMAIN
  EXISTING PORCH TO REMAIN, REMOVE T1-11 SIDING AND INFILL STUDS TO EXPOSE ORIGINAL PORCH, EXISTING RAILING TO BE SALVAGED IF STILL IN TACT IN WALL, OR REBUILD TO MATCH VERNACULAR PER ARMORY PARK BOARD APPROVAL
- EXISTING WINDOWS TO REMAIN, WINDOWS TO BE PAINTED; NEW SCREENS TO BE FABRICATING TO MATCH EXISTING.

#### **ELEVATION ABBREVIATIONS**

TOP OF ROOF

PRELIMINARY NOT FOR CONSTRUCTION

 $\langle \mathbf{x} \rangle$ 

**GGV** Designs, PLLC 520.204.2162 | 2536 E. 6th Street; Tucson, Az 85716

# 419 Apartments

419 S. 5th Ave. | Tucson, AZ 85701

$\triangle$	Revisi	ion Schedule
No.	Date	Description

GGV, FGC 04/15/2020 3/16" = 1'-0" 2019.53 Drawn: Date: Scale: Job: ITTLE: EXTERIOR ELEVATIONS + NOTES



FABRICATING I DW AICH EXISTING.
EXISTING DOOR TO REMAIN.
REPLACE ELECTRICAL SERVICE PANEL.
PRIME AND PAINT BOTTOM OF DECK
MCCHANICAL CONDENSING UNIT TO BE SCREENED STREET VIEW.
REPLACE NON CONFORMING DOOR WITH WINDOW TO MATCH EXISTING WINDOW.
WINDOW IS TO BE FABRICATED BY OWNER USING SALVAGED MATERIALS ON SITE.

FILL IN MASONRY TO MATCH EXISTING REMOVE NON CONFORMING DOOR AND ADD VENT GRILL PER APPROVED MEANS

TOP OF MASONRY FINISH FLOOR ELEVATION



#### CITY OF TUCSON

Historic Preservation Office (HPO)

Planning & Development Services Department (PDSD)

Alexander Lee 419 S. 5<sup>th</sup> Avenue Tucson, AZ 85701

Subject:

HPZ 19-72- Lee Residence- Demolish an existing rear detached accessory non-contributing -419 S. 5<sup>th</sup> Avenue - (Armory Park

Historic Preservation Zone).

Dear Mr. Lee:

The proposed scope of work was reviewed by the Armory Park Historic Zone Advisory Board (APHZAB) on October 15, 2019. The Tucson-Pima County Historical Commission, Plans Review Subcommittee (TPCHC, PRS) conducted their review on November 04, 2019. Both the Advisory Board and the Subcommittee made recommendations to the Planning and Development Services Department Director.

Pursuant to provisions of Section 5.8 of the City of Tucson Unified Development Code, the application has been:

**APPROVED** as shown on the submitted plan and drawings subject to the following conditions:

- 1) A redevelopment package for the entire property shall be reviewed and approved prior to demolition;
- 2) Hand tools shall be used for the demolition to protect the adjoining historic adobe structure;
- 3) Monitoring of the demolition and repair process shall be coordinated through the City of Tucson HPO to include a representative of APHZAB;
- 4) All costs for the required repairs/ restoration after the demolition shall be borne by the property owner of 419 S. 5<sup>th</sup> Avenue (not the adjoining property owner):
- 5) There shall be no encroachment within 3 ft. of the exposed adobe structure for drainage;
- 6) Provide three (3) copies of working drawings to the Historic Preservation Office staff for approval stamp prior to final permit release, and
- 7) Obtain the appropriate permits within one (1) year of the Director's decision.

The decision of the Planning & Development Services Department (PDSD) Director may be appealed by a party of record to the Mayor and Council by filing the appeal with the City Clerk's Office within **Fourteen (14) days** of the effective date of the decision (the date of this decision letter) and paying the appeal fee at the PDSD on the same day the appeal is filed. Complete appeal materials must be filed with the City Clerk within thirty (30) days of the effective date of the decision. No building permit will be issued prior to the expiration of the appeal period on **December 6, 2019.** The issuance of a building permit by Planning & Development Services will be based on compliance with all applicable Zoning, Building Code, and Fire Code requirements.

Website: www.tucsonaz.gov • Email: pdsdinguiries@tucsonaz.gov

Changes to the approved plans may require additional Historic Preservation Zone Development review. Contact Michael Taku at 837-4963 to determine the extent of review needed for changes

Mad

PDSD Director

SC: MT/ HPZ 19-72

c: Teresita Majewski, Tucson-Pima County Historical Commission, Chair Martha McClements, Armory Park Historic Zone Advisory Board, Chair

Plans MUST be approved by the Zoning Administration PRIOR to submitting for a permit at the Development Services Center. Plans are approved on the 3<sup>rd</sup> floor of Public Works Building, 201 North Stone Avenue. Please call for an appointment with the staff member who has processed your case.